

Chapter 15.08

BUILDING CODE

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15.08.010 Short Title.

This Chapter and amendments hereto shall constitute the "Building Code" of the City and may be cited as such.

15.08.020 Adoption.

The International Building Code, 2003 Edition, published by the International Code Conference, with the additions, deletions and exceptions as set forth in Chapter 51-50 of the Washington Administrative Code and the International Residential Code 2003 Edition, published by the International Code Conference, with the additions, deletions and exceptions as set forth in Chapter 51-51 of the Washington Administrative Code are hereby adopted by this reference and incorporated herein as if set forth in full as the Building Code for the City, except such portions as may be deleted, modified or amended by this chapter.

The Building Official may use the appendices for guidance in interpreting and administering the Building Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted.

International Building Code:

Appendix I, Patio Covers.

International Residential Code:

Appendix A, Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;

Appendix B, Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use and Type B Vents;

Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;

Appendix G, Swimming Pools, Spas and Hot Tubs; and

Appendix H, Patio Covers.

15.08.030 Public Inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the Codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this Chapter.

The copies of the Codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

15.08.040 Deletions

The following sections of the International Building Code, 2003 edition, are hereby deleted:

Delete Exception #2 to Section 101.2 - Scope.

Delete Section 112 - Board of Appeals.

Delete Section 105.1.1 - Annual Permit.

Delete Section 105.1.2 - Annual Permit Records.

The following sections of the International Residential Code, 2003 edition, are hereby deleted:

Delete the Exception to R101.2 - Scope.

Delete Section R112 - Board of Appeals.

Delete Chapters 11 and 25 through 42. (WAC 50-51-003)

15.08.050 Amendments to the International Building Code.

The following sections of the International Building Code adopted by this chapter are hereby amended to read as follows:

Amend Section 101.1 Title. These regulations shall be known as the “Building Code of the City of Redmond,” hereinafter referred to as “this code.”

Amend Section 101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the *National Electrical Code* as adopted in Chapter 15.12 RMC shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Gas. The provisions of the *International Fuel Gas Code* as adopted in Chapter 15.14 RMC shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the *International Mechanical Code* as adopted in Chapter 15.14 RMC shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.4 Plumbing. The provisions of the *Uniform Plumbing Code*, as adopted in Chapter 15.16 RMC shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas

system. The provisions of the State of Washington requirements for private sewage disposal shall apply to private sewage disposal systems.

101.4.5 Property Maintenance. The provisions of the *International Property Maintenance Code* as adopted in Chapter 15.10 RMC shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards, responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 Fire Prevention. The provisions of the *International Fire Code*, as adopted in Chapter 15.06 RMC shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7. Energy. The provisions of the Washington State Energy Code as adopted in Chapter 15.18 RMC and the Washington State Ventilation and Indoor Air Quality Code as adopted in Chapter 15.20 RMC shall apply to all matters governing the design and construction of buildings for energy efficiency.

Amend Section 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18925 L) and are installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2, and Group U occupancies.
13. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Class A Basic Electrical Work as defined in RCW 19.28.006.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for power supply, the installations of towers and antennas.

Electrical and telecommunications utility companies: The provisions of this code shall not apply to electrical and telecommunications utility companies as specified in RCW 19.28 and WAC 296-46B.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Amend Section 108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Redmond Community Development Guide Section 20F.30, as said section currently exists or is hereafter amended, modified or recodified.

Amend Section 108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

Amend Section 108.6 Refunds. Applicants may apply for refunds when an application or permit under this Chapter is withdrawn or canceled prior to commencing of any review or inspection process. The Building Official shall determine whether a refund is appropriate. Refunds shall be based on the following:

1. Refunds shall be requested in writing, on company letterhead (if applicable), by the original applicant and must include the permit number and the date of the initial permit application.
2. Refunds shall only be issued to the company or person who made the original payment.
3. 100% of any fee erroneously paid or collected shall be refunded, regardless of amount.
4. No refund shall be made on permits with a fee of less than \$150.00.

Exception: Fees erroneously paid or collected.

5. Permit applications requiring Plan Review that are withdrawn or cancelled before any Plan Review is done may have not more than 80% of the Plan Review Fee refunded.
6. Permits that have been issued may have not more than 80% of the Permit Fee refunded if withdrawn or cancelled before any work on the project has been done. Note that no portion of the Plan Review fee shall be refunded on Permits that have been issued.
7. No portion of the Technology Surcharge shall be refunded.
8. No portion of the Washington State Building Code Fee shall be refunded.
9. Permit Applications or Permits that are Expired shall not be refunded.

Add New Section 112 Means of Appeal. Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Community Development Guide Section 20F.30.60 Public Hearings and Appeals, as said section currently exists or is hereafter amended, modified or recodified.

The provisions of the this section shall not preclude the Building Official from convening a Code Advisory Body comprised of members who are qualified by experience and training to pass on matters pertaining to building construction.

Amend Section 115.4 Method of service. The notice and order and any amended or supplemental notice and/or order shall be served upon the record owner and posted on the property.

The record owner for the purposes of the procedures of this chapter shall be the person listed in the records of the King County Department of Finance for the purposes of mailing real property tax statements. The Building Official shall also serve one copy on each of the following, if known to the Building Official or disclosed from the records of the King County Department of Finance, including the records maintained in relation to the one percent estate excise sales tax: the holder of any mortgage, ded of trust, leasehold, contract purchaser or contract seller.

The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him by the provisions of this section.

Add New Section 307.3.1 Group H, Division 1 Occupancies Prohibited. No Group H, Division 1 occupancies, as defined in Section 307.3 of the International Building Code, shall be permitted.

Exception: A Group H, Division 1 occupancy may be allowed when otherwise approved by the Building Official and the Fire Chief.

New Section 901.2.1 Additional fire protection system requirements. Refer to the Redmond Fire Code, as adopted in Chapter 15.06 of the Redmond Municipal Code, for additional Automatic Fire Sprinkler System, Alternative Automatic Fire-Extinguishing System, Standpipe System, Portable Fire Extinguisher, Fire Alarm and Detection System and Emergency Alarm System requirements.

Amend Section 1011.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, which ever is less, from the nearest visible exit sign.

Exceptions:

1. Exit signs are not required in rooms or areas which require only one exit or exit access, provided the exit or exit access is clearly identifiable and is approved by the building official.
2. Main exterior exit doors or gates which obviously and clearly are identifiable as exits need not have exit signs where approved by the building official.
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
4. Exit signs are not required in sleeping areas in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

Amend Section 1011.5.1 Graphics. Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 0.75 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide except the letter "I," and the minimum spacing between letters shall not be less than 0.375 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.

The word "EXIT" shall be "Green" on a high contrasting background and shall be clearly discernible when the exit sign illumination means is or is not energized. If an arrow is provided as part of the exit sign, the construction shall be such that the arrow direction can not be readily changed.

15.08.060 Amendments to the International Residential Code.

The following sections of the International Residential Code adopted by this chapter are hereby amended to read as follows:

Amend Section R101.1 Title. These provisions shall be known as the "Residential Code for One- and Two-Family Dwellings of the City of Redmond," and shall be cited as such and will be referred to as "this code."

Amend Section R102.4 Referenced codes and standards. The referenced codes and standards shall be as specified in Section 101.4 of the amended administrative provisions of the International Building Code, Section 15.08.050 Redmond Municipal Code.

Amend Section R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.6 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to a one or two-family dwelling.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

Electrical:

Repairs and maintenance: A permit shall not be required for Class A Basic Electrical Work as defined in RCW 19.28.006.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided; however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Amend Section R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Redmond Community Development Guide Section 20F.30, as said section currently exists or is hereafter amended, modified or recodified.

Amend Section R108.5 Refunds. The building official shall authorize the refunding of fees based on amended administrative provision Section 108.6 of the International Building Code, Section 15.08.050 Redmond Municipal Code.

New Section R108.6 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The

investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

Add New Section R112 Appeals. Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Community Development Guide Section 20F.30.60 Public Hearings and Appeals, as said section currently exists or is hereafter amended, modified or recodified.

New Section R301.1.4 Automatic Fire Sprinkler System Requirements for Townhouses. All townhouse buildings with an aggregate area of all connected townhouses equaling or exceeding 5,000 square feet or greater shall comply with the requirements of the Redmond Fire Code, as adopted in Chapter 15.06 of the Redmond Municipal Code for automatic fire sprinkler systems.

Amend Table R301.2(1) Climatic and Geographic Design Criteria.

Ground Snow Load = **15 psf**

Wind Speed = **85 mph**

Seismic Design Category = **D2**

Subject to Damage From

Weathering = **Moderate**

Frost Line Depth = **12"**

Termite = **Slight to Moderate**

Decay = **Slight to Moderate**

Winter Design Temp = **27° F**

Ice Shield Underlayment Required = **No**

Flood Hazards = **Joined National Flood Insurance Program 1979**
Current Flood Hazard Map - FIRM 1999

Air Freezing Index = **113**

Mean Annual Temp = **52° F**

15.08.070 Complete Application for Permit.

Determination of whether a building permit application is complete for purposes of administering Redmond Community Development Guide Title 20F shall be made by the Building Official and shall be based upon the adopted Building Codes.

15.08.080 Penalties for Violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in Redmond Municipal Code 1.01.110 and Chapter 1.14 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.